



Mill Brook Drive

Norton











SITE PLAN

MILL BROOK DRIVE, TEWKESBURY ROAD, GLOUCESTERSHIRE, GL2 9LG

House Type Accommodation Schedule

	WINCHESTER	Detached 4 bedroom home
	KENSINGTON	Detached 4 bedroom home
	WINDSOR	Detached 4 bedroom home
	BUCKINGHAM	Detached 4 bedroom home
	RICHMOND	Detached 3 bedroom bungalow
	LAMBETH	Detached 3 bedroom coach house

* Please refer to Plot 6 Floor Plan for
Garage details





A COLLECTION OF LUXURY HOMES



THE WINCHESTER

4 Bedroom Detached Home
2015ft² / 187.2m²



THE KENSINGTON

4 Bedroom Detached Home
2015ft² / 187.2m²



THE BUCKINGHAM

4 Bedroom Detached Home
2015ft² / 187.2m²



THE WINDSOR

4 Bedroom Detached Home
1640ft² / 152.4m²



THE RICHMOND

3 Bedroom Detached Bungalow
1232ft² / 114.5m²



THE LAMBETH

3 Bedroom Detached Coach Home
1229ft² / 114.2m²

THE WINCHESTER

PLOT 1



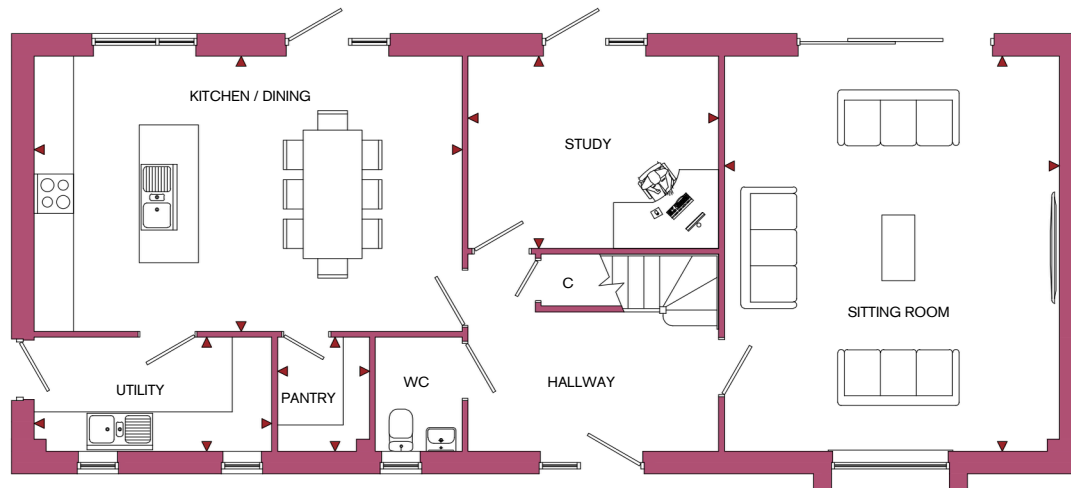
- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining with Pantry
- Large Separate Sitting Room
- Separate Utility & Study
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



THE WINCHESTER

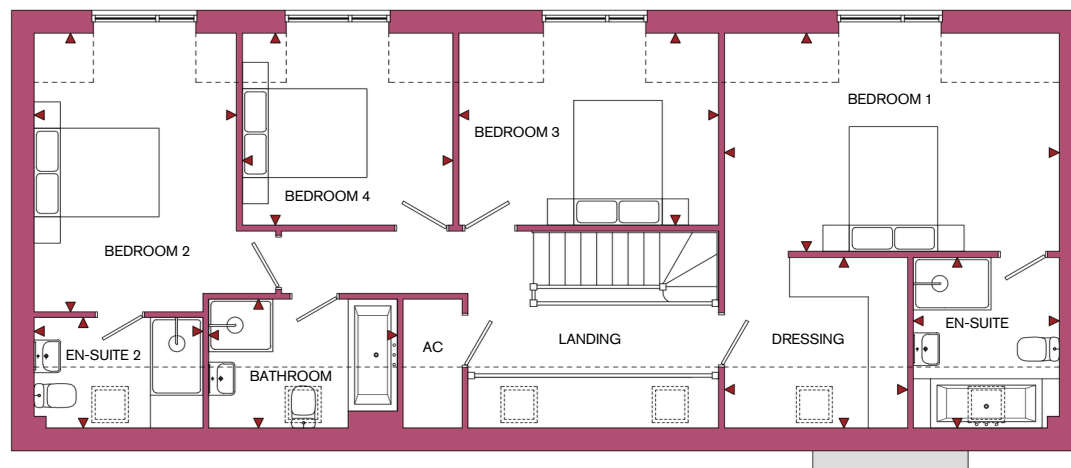
FLOOR PLAN

GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	16' 9" x 19' 9"	5097 x 6010mm
Kitchen / Dining	21' 5" x 13' 9"	6519 x 4187mm
Study	12' 6" x 9' 7"	3817 x 2924mm
Utility	11' 11" x 5' 8"	3618 x 1735mm
Pantry	4' 7" x 5' 8"	1401 x 1734mm

FIRST FLOOR



TOTAL FLOOR AREA
2015ft² / 187.2m²

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 9" x 10' 11"	5097 x 3324mm
Bedroom 2	10' 1" x 13' 11"	3079 x 4242mm
Bedroom 3	13' 0" x 9' 7"	3960 x 2924mm
Bedroom 4	10' 7" x 9' 7"	3210 x 2924mm
Bathroom	9' 5" x 6' 5"	2875 x 1960mm
En-Suite	7' 4" x 8' 6"	2221 x 2598mm
Dressing	9' 2" x 8' 6"	2788 x 2597mm
En-Suite 2	8' 5" x 5' 6"	2567 x 1680mm

THE KENSINGTON

PLOT 2



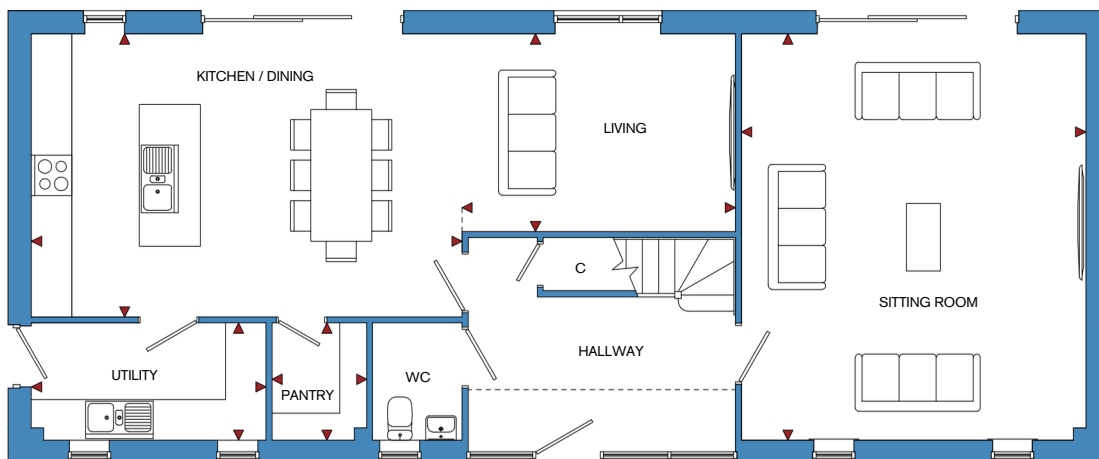
- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen/Dining/Living with Pantry
- Large Separate Sitting Room
- Separate Utility
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



THE KENSINGTON

FLOOR PLAN

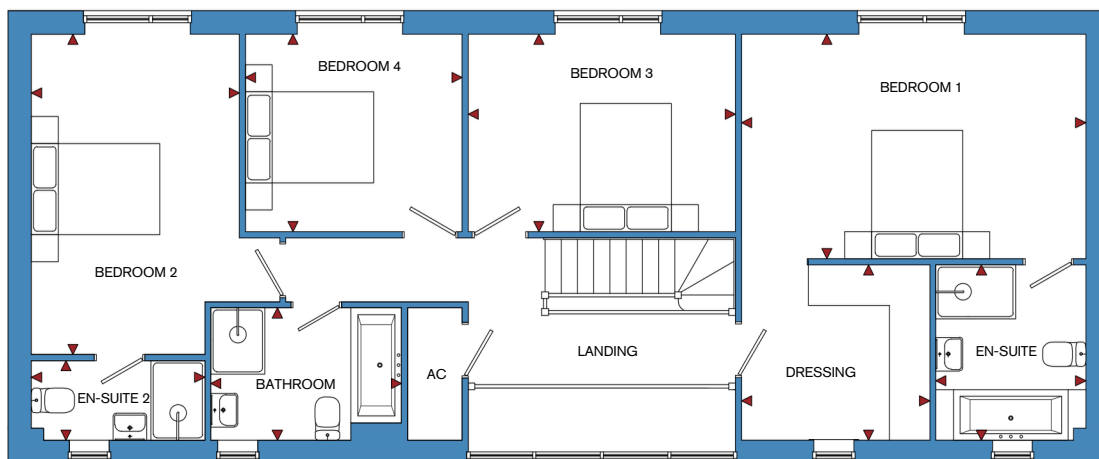
GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	16' 9" x 19' 9"	5097 x 6010mm
Kitchen / Dining	20' 11" x 13' 9"	6377 x 4187mm
Living	13' 3" x 9' 7"	4048 x 2924mm
Utility	11' 5" x 5' 8"	3475 x 1735mm
Pantry	4' 7" x 5' 8"	1401 x 1735mm

TOTAL FLOOR AREA
2015ft² / 187.2m²

FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 9" x 10' 11"	5097 x 3325mm
Bedroom 2	10' 1" x 15' 7"	3079 x 4742mm
Bedroom 3	13' 0" x 9' 7"	3960 x 2924mm
Bedroom 4	10' 7" x 9' 7"	3210 x 2924mm
Bathroom	9' 3" x 6' 5"	2825 x 1960mm
En-Suite	7' 4" x 8' 6"	2221 x 2597mm
Dressing	9' 2" x 8' 6"	2788 x 2597mm
En-Suite 2	8' 5" x 3' 11"	2568 x 1180mm

THE BUCKINGHAM

PLOT 4



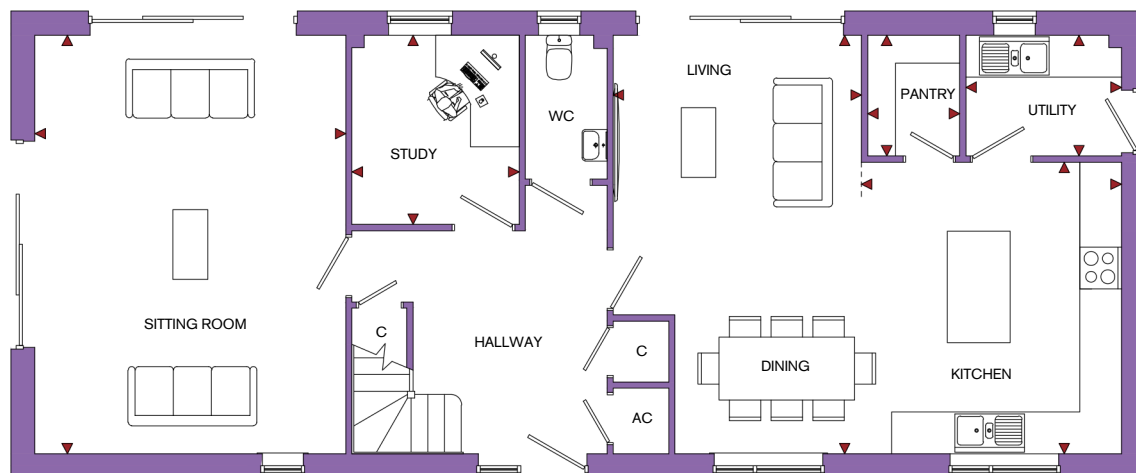
- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen/Dining/Living with Pantry
- Large Separate Sitting Room
- Separate Utility & Study
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



THE BUCKINGHAM

FLOOR PLAN

GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	14' 8" x 19' 9"	4468 x 6010mm
Living / Dining	11' 9" x 19' 9"	3568 x 6010mm
Kitchen	2' 3" x 13' 9"	3735 x 4188mm
Study	7' 11" x 8' 11"	2401 x 2718mm
Utility	7' 4" x 5' 8"	2234 x 1734mm
Pantry	4' 4" x 5' 8"	1325 x 1735mm

TOTAL FLOOR AREA
2015ft² / 187.2m²

FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	14' 8" x 11' 3"	4468 x 3422mm
Bedroom 2	10' 9" x 13' 6"	3279 x 4117mm
Bedroom 3	9' 11" x 13' 6"	3010 x 4117mm
Bedroom 4	10' 4" x 9' 10"	3147 x 2992mm
Bathroom	10' 10" x 6' 3"	3302 x 1893mm
En-Suite	5' 6" x 8' 3"	1680 x 2500mm
Dressing	8' 10" x 8' 3"	2699 x 2500mm
En-Suite 2	7' 3" x 5' 11"	2218 x 1805mm

THE WINDSOR

PLOT 3



- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Large Separate Sitting Room
- Separate Utility
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

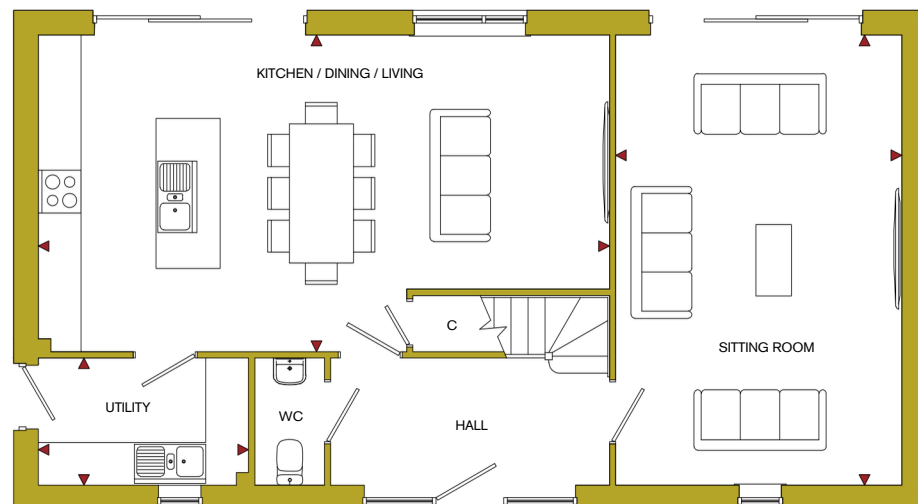
CGIs are an indicative representation of the external finish of this house type on one of the properties at this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels.



THE WINDSOR

FLOOR PLAN

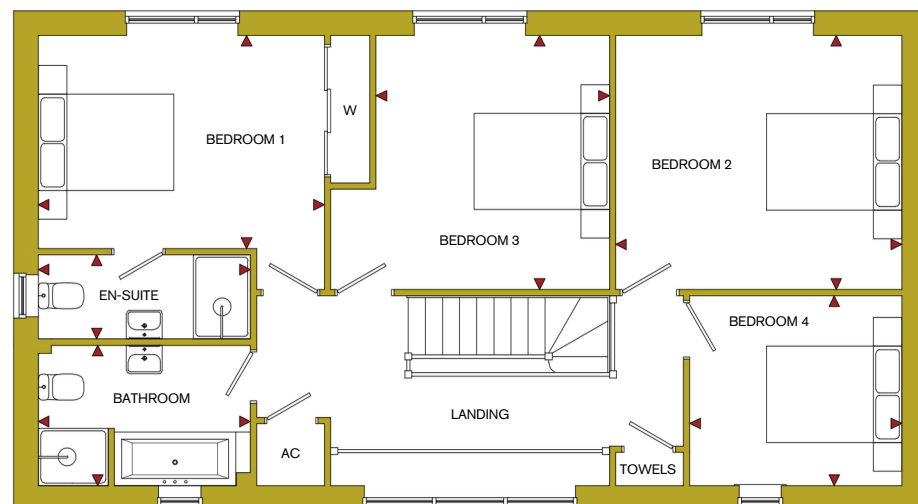
GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	13' 2" x 20' 9"	4012 x 6310mm
Kitchen/Dining/Living	26' 4" x 14' 7"	8010 x 4437mm
Utility	9' 8" x 5' 10"	2949 x 1785mm

TOTAL FLOOR AREA
1640ft² / 152.4m²

FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	13' 2" x 9' 10"	4012 x 2986mm
Bedroom 2	13' 2" x 11' 8"	4012 x 3562mm
Bedroom 3	10' 9" x 11' 8"	3272 x 3562mm
Bedroom 4	9' 9" x 8' 9"	2974 x 2660mm
Bathroom	9' 9" x 6' 6"	2974 x 1968mm
En-Suite	9' 9" x 3' 11"	2974 x 1180mm

THE RICHMOND

PLOT 5



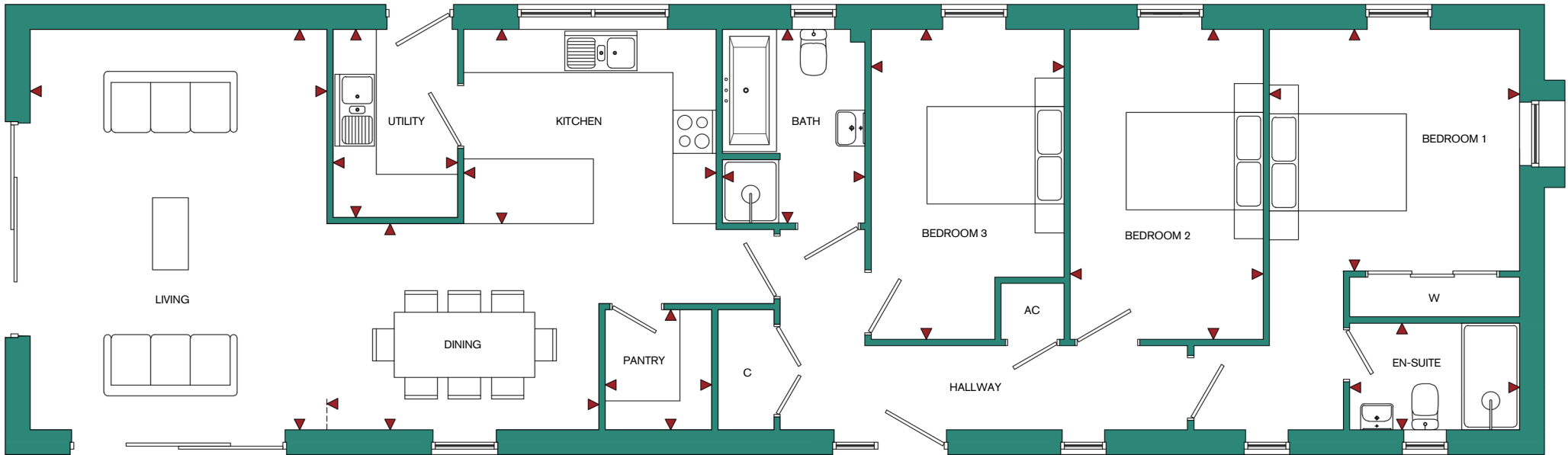
- 3 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Pantry
- Separate Utility
- Family Bathroom & Separate W/C
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



THE RICHMOND

FLOOR PLAN

GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Living	13' 6" x 18' 3"	4115 x 5560mm
Kitchen	11' 6" x 8' 10"	3500 x 2700mm
Dining	12' 5" x 9' 5"	3775 x 2860mm
Utility	5' 8" x 8' 7"	1725 x 2612mm
Pantry	4' 10" x 5' 6"	1475 x 1668mm
Bedroom 1	11' 5" x 11' 0"	3468 x 3354mm
Bedroom 2	8' 9" x 14' 2"	2675 x 4305mm
Bedroom 3	8' 9" x 14' 2"	2675 x 4305mm
Bathroom	6' 6" x 8' 10"	1975 x 2691mm
En-Suite	7' 9" x 4' 10"	2354 x 1480mm

TOTAL FLOOR AREA
1232ft² / 114.5m²

THE LAMBETH

PLOT 6



- 3 Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Separate Study

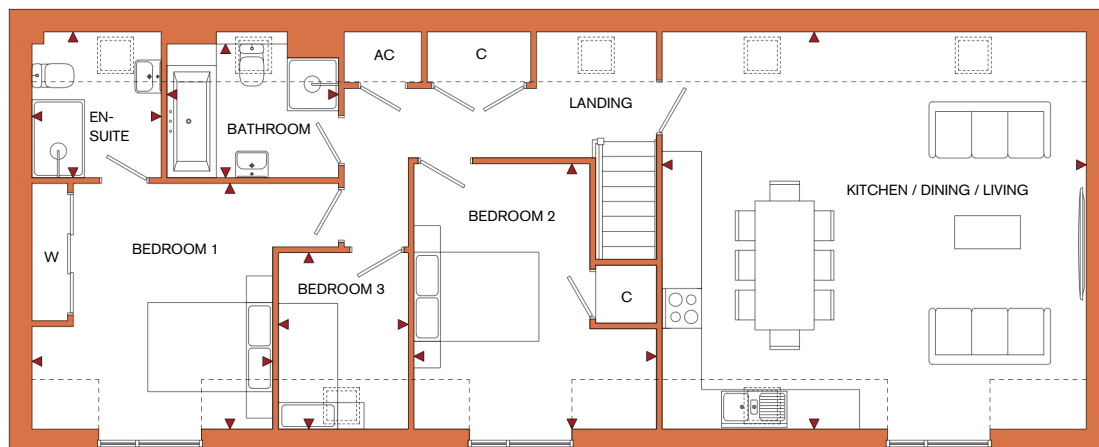
- Family Bathroom & Downstairs WC
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



THE LAMBETH

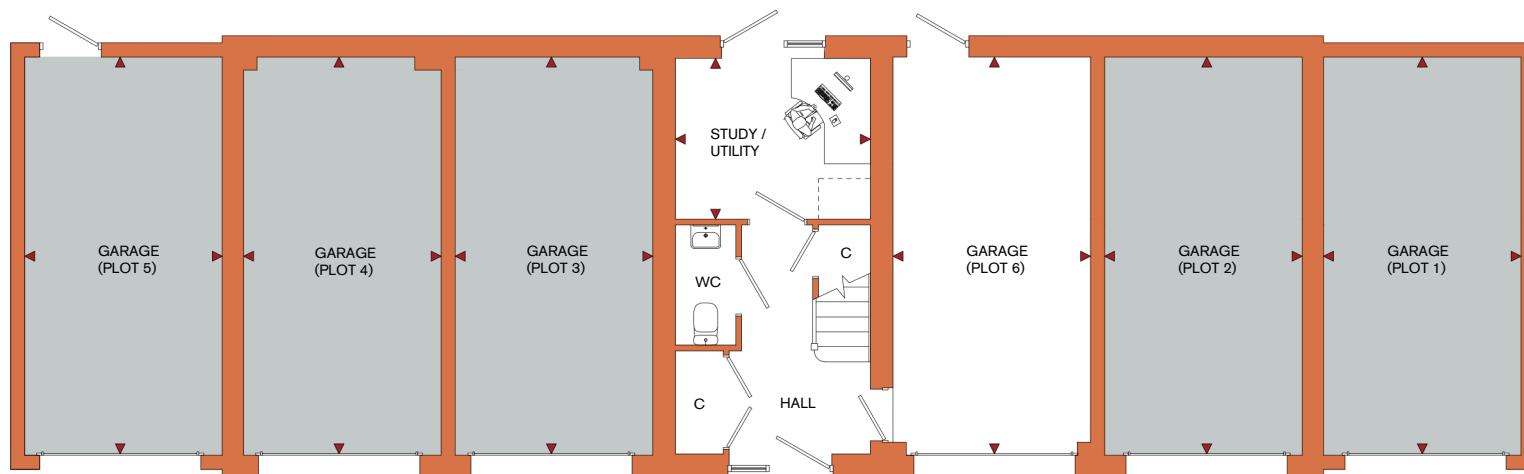
FLOOR PLAN

FIRST FLOOR



TOTAL FLOOR AREA
1229ft² / 114.2m²

ROOM	IMPERIAL / "	METRIC / mm
Study/Utility	9' 9" x 8' 0"	2960 x 2437mm
Kitchen/Dining/Living	21' 2" x 19' 9"	6452 x 6010mm
Bedroom 1	12' 0" x 12' 2"	3661 x 3711mm
Bedroom 2	12' 1" x 13' 2"	3688 x 4017mm
Bedroom 3	6' 6" x 8' 9"	1975 x 2668mm
Bathroom	8' 7" x 6' 8"	2605 x 2026mm
En-Suite	6' 6" x 7' 3"	1968 x 2205mm
Garage 1 - 6	9' 10" x 19' 9"	3000 x 6026mm



GROUND FLOOR

DISCOVER MILL BROOK DRIVE

MILL BROOK DRIVE, TEWKESBURY ROAD, NORTON, GLOUCESTERSHIRE, GL2 9LG

A small and unique development of just six private 3 and 4 bedroom spacious homes, including one Coach House and Bungalow. The development is situated on the A38 between Tewkesbury, Gloucester and Cheltenham, in the village of Norton.

Nestled between Gloucester, Cheltenham, and Tewkesbury lies the picturesque village of Norton. Surrounded by idyllic countryside, Norton offers a tranquil escape with convenient access to essential amenities including a village hall, family-friendly pub, and a highly acclaimed primary school. You can also explore the nearby shops and bakery for your everyday needs or take a short drive to larger supermarkets.

Indulge in leisurely rounds of golf at Brickhampton & Glevum Golf Courses or unwind at the luxurious Hatherley Manor Spa. Take scenic walks along the River Severn or explore local hiking trails and cycling paths.

The Cotswolds, Wye Valley, and Malvern Hills, which are renowned for their breathtaking beauty, are just a short drive from Norton, offering endless opportunities for outdoor fun. Convenient transportation options are available with the Gloucester train station offering regular services to major cities like London, Birmingham, and Cardiff.

Embrace rural life while also having Cheltenham and the revitalized Gloucester Quays just 5 miles away. Indulge in retail therapy at Gloucester Quays Shopping Centre, offering a selection of designer brands and popular chain restaurants. Catch the latest blockbusters at the cinema or explore the weekly Farmers' Market, showcasing an array of locally sourced produce. Immerse yourself in the rich cultural town of Cheltenham with the Regency Spa Town renowned for its vibrant festivals, prestigious events, and captivating charm. Whether you're a lover of the arts and music or a culinary enthusiast, Cheltenham offers an array of experiences.



YOUR FUTURE HOME

Our Family Purpose



At Bell Homes, we take pride in being a family-owned house builder dedicated to crafting exceptional living spaces for your future home. Our commitment to quality, personalised service, and sustainable building practices sets us apart. With a deep understanding of what makes a house a home, we create beautiful, functional homes where families can thrive and build their futures together.





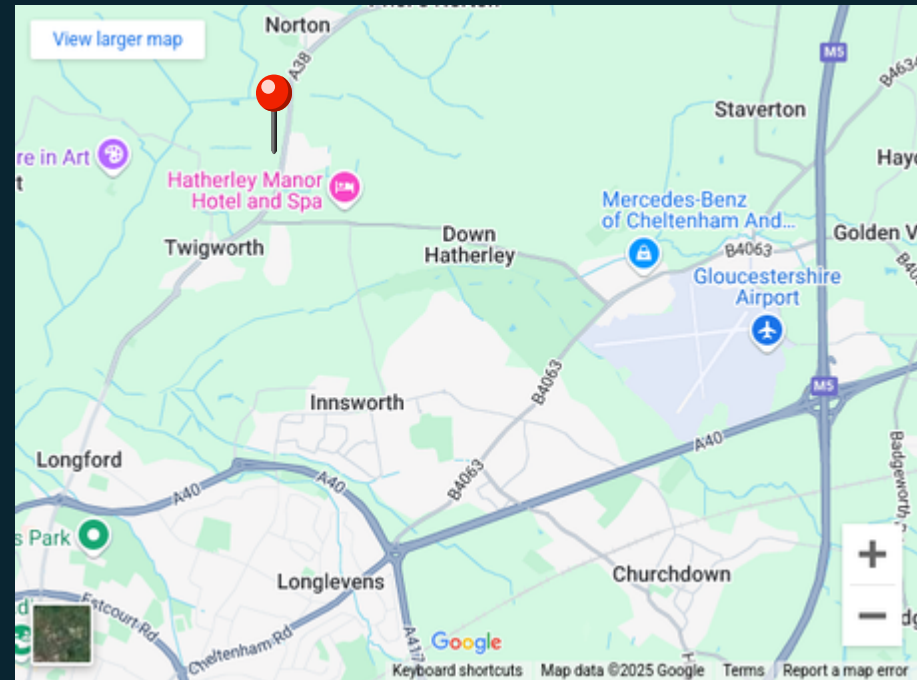
Mill Brook Drive

FOR MORE INFORMATION

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what3words: [///helpful.identify.tightest](https://www.what3words.com/#!/helpful.identify.tightest)